145 BUSINESS OPPORTUNITIES

RANDALLS LTD.

New as tomorrow, seven suites, rented from the first day they were completed. Separate entrances, no hallways to clean, excellent heating plant. Corner lo- cation. Price (terms) $55,000

Esquimalt Apts. and housekeeping rooms, plus owner's suite. Excellent revenue. A really solid building, commercially zoned, extra vacant lot. Taxes moderate. You can live here and have a liveable income.

Did you see our "For Sale" sign on revenue house, McGregor Ave., Oak Bay Junction? Furniture, furnishings, all to go in close an estate. PRICE $13,500

CITY DUPLEX, 2 years old, close in, side-by-side and also basement suite for owner (not for rent). Each unit has living room, large cab elec kitchen, one bedroom, Pembroke bath, utility room. Basement suite 4 rooms, fully self-contained. Hot water heating. Truly a good buy at $20,000

Mr. Davis, Eves., EV 4-8614 or Mr. Randall, Eves., EV 2-5447

George Randall Ltd.
1309 DOUGLAS ST.
Phone EV 4-8109

ESTABLISHED BUSINESSES

1. SM. GROCERY $2300
Fully equipped and located near Gosworth and Hillside. Lease if desired. Price includes stock of approx. $700.

2. SIGNS BUSINESS— $5000
Fully equipped and showing good net returns. Terms on this one to someone with experience.

3. RESTAURANT— $18,600
Here is an opportunity to own two businesses almost in one. Excellent returns to someone capable of management. Terms.
More particulars on any of the above at any time, just phone EV 2-7276. L. S. Yeo.

4. P.S.—SMALLER CAFE for someone with experience and at your terms.
EV 2-7276. L. S. Yeo

TOWN & COUNTRY HOMES LTD.
851 Pandora

14 SUITES WALK TO TOWN INCOME $10,600 PRICE $57,500 TERMS

IF YOU ARE LOOKING FOR THE BEST INVESTMENT INCOME PROPERTY CALL NOW. FIRST TIME ON THE MARKET. OWNER RETIRING. 14 SUITES. OIL HW HEAT. SEPARATE METERS, ETC. JUST 10 MINUTES' WALKING DISTANCE TO DOWNTOWN. SEE THIS FOR SURE. C. MALLETT, WESTERN HOMES LTD., EV 2-2137 ANYTIME.

MALAHAT CHALET

Here is the OPPORTUNITY OF A LIFETIME for a smart investor. 880' of paved highway frontage with a spectacular view of the mountains and Saanich Inlet. "Hitching Post" coffee shop and souvenier stock included. MAJOR OIL CO. WILL FINANCE CONSTRUCTION OF LODGE AND SERVICE STATION. Be first to investigate this golden opportunity by phoning BILL HODGSON EV 5-6741 immediately. DO NOT APPROACH PRESENT OPERATOR.
Full price only ... $35,000
Northwestern Securities of Victoria Ltd.

SIDE BY-SIDE LOW DOWN PAYMENT Trade for Bungalow

City side-by-side duplex. Each side has living room, kitchen with range, two bedrooms and Pembroke bathrooms. Full high basement. Drive-in garages. Low down payment, or trade for equity in a small bungalow. Full price $15,950
For appointment: C. Carpenter EV 4-0531, eves. GR 7-1628

Hagar & Swayne Ltd, 614 Yates St

INVESTORS

EXCLUSIVE
Selling due to illness. Excellent conversion. Jubilee area, showing better than average returns. Could be greatly increased. Very reasonable terms. Consider good mortgages. Full price $29,500
Ron de Montigny, EV 5-6741. Northwestern Securities of Victoria Ltd.

"BODYMAN"

The one chance in a lifetime for a good bodyman to get into his own business. Long term lease available on a fully equipped body shop on Vancouver Island. This is a going concern. Call now and get into a good business of your own. BILL FALKNER or CY SAINSBURY for all particulars. EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

MUSIC STORE

On main street, in business section. Has approx. $8,500 inventory. With good management and salesmanship business could be built up tremendously. Selling for only $10,500. Contact Charles Giddy, EV 5-2458.
BRYON PRICE REALTORS

GROCERY

Plus coffee and snack bar, with living quarters comprising LR, kitchen and 3 bedrms. On route to Butchart's Gardens, ½ acre corner lot is zoned for service station. An excellent buy at $14,550, plus stock at invoice. For further information call Mrs. Horth, c/o Saanich Realty, GR 9-1195; evenings, GR 5-2119.

Investors With $5000 Please Read This

This modern (10-yr-old) block of 3 offices (or stores) plus large 3-bedroom apartment above is a trouble-free investment, showing well above 10% net. Owner might consider $5,000 down with bal. under agreement at 6%. Phone Mrs. Fulton, The City Brokerage. EV 3-1953, EV 4-5022.

9 RENTALS

Walking distance; well-established income property with exclusive rentals. Mostly furnished, oil heat, city licensed; $14,500, on terms. By appointment. I. G. Patrick, EV 5-6741, res. EV 3-9043. Northwestern Securities Ltd.

DUPLEX

Fairfield near Park. $130 monthly income; stucco, base; quick rentals always. Investors or dollar-wise purchasers see this. Only $10,250. I. G. Patrick, EV 5-6741; res. EV 3-9043. Northwestern Securities Ltd.

WANTED—ANY TYPE BUSINESS properties. David R. McAdams Commercial and Investment Real Estate, 1205 Broad St., Victoria. Phone EV 5-3236

COIN MACHINE ROUTE REquires $850 cash. EV 4-3014.

145 BUSINESS OPPORTUNITIES

Oak Bay Realty

EXCLUSIVE
OAK BAY APT.
WATERFRONT
5 SUPER SUITES, NEW
READ BELOW

In the most superior waterfront location in apartment row on Oak Bay's famous BEACH DRIVE. We offer the VERY BEST, SAFEST AND MOST SATISFACTORY INVESTMENT in all Greater Victoria. The 5 suites all face forward with outstanding sea views and waterfront panorama, yet close to shopping and transportation.
The building is immaculate in every way. All suites are completely self-contained and have the latest in services. These include automatic washer and dryer in each suite, expensive electric ranges and refrigerators, colored plumbing.

MEARS & WHYTE
OAK BAY REALTY LTD.

EASY EASY

WALKING DISTANCE. 6 SUITES. ALL IN A-1 CONDITION. ALL 1-BEDROOM SUITES. THE LIVING ROOMS ARE A GOOD SIZE. THE KITCHENS ARE MODERN WITH FRIGS AND RANGES. OIL-O-MATIC HOT-WATER HEATING. $65 RENTALS SHOW A NET RETURN OF 11%. $10,000 CASH WILL HANDLE AT A PRICE OF $30,000

12-SUITE BLOCK NET RETURNS $8700

THIS IS A DE LUXE APARTMENT HOUSE PROPERTY WITH A FINE RENTAL RECORD. IT IS IN A CHOICE LOCATION AND IS IN EXCELLENT CONDITION WITH A CONSTANT WAITING LIST. IT SHOWS 12% NET RETURNS AND ABOUT ..... $30,000 WILL HANDLE.
BILL KENNEDY
Phone EV 5-6741 or EV 4-0026. Northwestern Securities of Victoria Ltd.

REVENUE

Two good suites all on one floor complete with two new refrigerators, new kitchen ranges, new Oil-O-Matic package heating unit. Now vacant. Could be rented immediately. $65 for large suite and $50 for smaller; owner paying heating costs. Tenants share bathroom. Property in first class condition with extra room in basement and large garage for two cars. Tragic sickness alone is owner's reason for selling.
FULL PRICE $9500
WITH ONLY $1,500 DOWN
Balance can be arranged at $90 per month for two years, to be reduced to $60 in May, 1961.
THIS IS A UNIQUE OPPORTUNITY FOR YOU TO ACQUIRE AN OLDER TYPE REVENUE PROPERTY WITH A LOW DOWN PAYMENT AND TENANTS WILL BE PAYING YOU MORE THAN YOU HAVE TO PAY ON THE MORTGAGE.
CALL ERIC A. MACFADYEN
Northwestern Securities of Victoria Ltd. EV 5-6741. 24-hr. Service

INVEST NOW

Never again will property in this area be available at such bargain prices. "ASK ANYONE". The next 20 years belong to Saanich Peninsula. Since the new ferry dock has moved to Sidney, property values are rising steadily. I have several farms, auto court sites and other vacant property available now at prices ranging from $3,000 per acre. Take immediate action and call me for full particulars about THE BEST INVESTMENT YOU WILL EVER MAKE.
MAURICE N. SMITH
EV 5-6741; eves. EV 2-3658
Northwestern Securities of Victoria Ltd.

LUCRATIVE INVESTMENT

Owner of finest beach, fishing resort, cabins, store, lounge and private living quarters overlooking the exquisite Georgia Strait, has made enough money in the past 18 years to retire in luxury, and is now willing to pass this golden opportunity on. Fully operating, at the most reasonable figure of $34,000
This fine investment will do the same for you. Please call CLIFF STRETCH, EV 5-6741 or EV 3-7436. Northwestern Securities of Victoria Ltd.

FISHING RESORT BOAT RENTALS COLUMBIA MOTORS Cowichan Bay, V.I.

Price reduced for quick sale. Look into this operation right away. Main bldg contains 6-room living quarters. Automatic oil heat. Marine hardware shop, paint shop. Two float houses, each 40x70 feet. Four floats, 8x190 ft. Very good water supply. Situated next to Government Wharf. 21 power fishing boats in immaculate condition. Boat-bldg sheds and carpenter shop. New slipways and cottage for staff. Foreshore rights, etc. Must be sold by May 1. Now only $61,956.50.
Easy terms. For further particulars phone R. E. Hills, EV 3-6918, or office, EV 5-3435. P. R. BROWN & SONS, LIMITED, 1112 Broad St.

GOOD BUYS IN REVENUE

7 SUITES, ROCKLAND $30,000
8 SUITES PLUS, FAIRFIELD $38,500
7 SUITES, ESQUIMALT $45,000
DUPLEX, CITY $10,950
TRIPLEX, FAIRFIELD $11,500
Phone JACK BROWN, EV 4-8124; Res. EV 4-4976.

PEMBERTON, HOLMES LTD.
1002 Government St.

ESTABLISHED CAFE

Over 10 years continuous business by one owner, showing $80-$100 per day. Complete stock and equipment to be included in sale price of only $13,000
Vendor will exchange for property or good 1st mortgage. Call BILL FALKNER or CY SAINSBURY now and go into business. Long term lease available. Phone EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

"ARCHITECTS"

"INTERIOR DESIGNERS"
"GENERAL CONTRACTORS"
This strategically located Fort Street building is most suitable for the establishment of a BUILDING SERVICE CENTRE having ample space for your own offices and studios plus any related professions necessary to give a complete service to the home building public. $10,000 will handle. For details please call JIM GOLBY immediately. EV 5-6741 or EV 4-4066. Northwestern Securities of Victoria Ltd.

BUSINESS CORNER ON HILLside, store and two suites, all rented. Low down payment. $7,500. Call G. Dickason, eves., EV 3-0449. King Realty, EV 2-2131.

1 SHARE IN THE BLUEBIRD Taxi Company. Good opportunity for the right man with a small amount of cash. Victoria Press, Box 1002.

LARGE CAPACITY SOFT ICE cream machine. Excellent product, suitable drive-in business. Half replacement cost. Victoria Press, Box 997.

COMPANY OWNED SERVICE stations for lease by expanding major oil company. For particulars write Victoria Press, Box 960.

145 BUSINESS OPPORTUNITIES

HOTEL

An excellent 14-room hotel plus 3 suites and cafe which is rented at $125 per mo. Revenue from rooms and 2 suites approx $10,000 per annum plus owner's suite. Beer sales approx 94 kegs average plus 300 cases per mo. Oil-O-Matic HW heat. Lots of private parking. A real buy on today's market at $115,000 with ½ cash to handle. Owner might consider a good apartment block in trade.
No Phone Information Please. Ask for Mr. Humphries on this and other hotels on the Island and mainland.

WATERFRONT GUEST HOUSE

On sheltered waterfront in Esquimalt. 6 bedrms, wall-to-wall carpets in large LR and DR. Tile sink in excellent kit, wired for range. Automatic heat and garage in full bsmt. Marvellous marine views from most windows, access to private beach room for boat house. Building and grounds in first-class shape. Excellent price of $16,500
Exclusive Listings.
A. BERNARD & CO. LTD.
629 Fort St. Phone EV 4-9335
Evenings EV 6-1649

COFFEE SHOP SNACK BAR

This would be a dandy outlet for delicatessen. Strategic location. Price includes all stock, equipment. There is a good lease. Choice living quarters. Put your idle money to work now. Act fast. Price only $3,750.
Phone Ross Hartnell, EV 5-3435 or Res. EV 2-9672.

P. R. BROWN & SONS

147 EXCHANGE REAL ESTATE

TRADE
Your house, country property, mortgage paper or cash on good 5-unit motel with lovely sea view, 6-mile circle, on Saanich Peninsula. Full price $25,600. My equity $15,500. No agents. GR 7-2023.

4063 GRANGE
4 ROOMS DOWN, 4 UP. EXTERior needs sprucing up. $8,500 cash or exchange for 4 rooms and cash. Two extra lots. $1,000 cash. Owner Eva Chambers.

HAVE CLIENT WHO WILL EXchange his Oak Bay 3-bedroom home for a duplex or revenue. Please contact Bert Daykin at EV 5-3411, EV 2-0255. Ker & Stephenson Ltd.

TRADE EQUITY IN HOUSE AT Sooke for large lot or acreage. EV 5-5529.

148 LISTINGS CANCELLED

2543 PRIOR HAS BEEN SOLD.

149 LISTINGS WANTED

BUYING OR SELLING MULTIPLE LISTING reaches more people, gives you a comprehensive survey of the best buys. The resources of 51 member firms are yours to draw on. Ask your realtor. MULTIPLE LISTING BUREAU, 1216 Broad St.

IF AT FIRST YOU DON'T SUCceed—call Don Bacon, Northwestern Securities of Victoria Ltd. 24-hour service at EV 5-6741.

150 HOUSES FOR SALE

FINANCIAL SURVEY LTD.

1324 GOVT. ST. EV 4-9305

OAK BAY N.

6-rm bung. Lovely location on Burdick. Thru hall, lge living rm, dining rm, cab kit, den, 2 bedrms, 4-pc bathrm, full bsmt, rumpus rm; oil heating, attached garage. Low taxes. Nice grounds. $5,000 will handle. Price ... $16,900
Roy Gill, res. EV 4-3310.

Long, Low, Lovely

Why buy just accommodation? YOU CAN BE PROUD TO OWN this extremely attractive, three-bedroom home on a beautifully-landscaped lot in a choice location. Large living room, dining room, utility. Oil heat. See and compare.
Full price ... $12,750
N. A. Fraser, res. EV 5-3751.

804 VERNON

$1,500 DOWN
4½-RM STUCCO BUNGALOW INCLUDING 2½ LOTS—BEAUTIFUL GROUNDS. Immediate possession of this attractive 2-bedrm home with large liv rm, open fireplace, cabinet kitchen with good dining space, 4-pce Pembroke bath, plus full basement and dr-in garage. If you can pay approx $100 per month you have a splendid opportunity to purchase this fine home with the above down payment, or even less. Circumstances compel quick sale. To inspect inside phone A. E. Seeber, phone EV 4-9305; res. EV 5-2875.

CAPITAL CITY REALTY

650 Cormorant St. EV 4-1322

3 BEDROOMS LOW DOWN PAYMENT

Good-size, 3-bedrm stucco bungalow. Nice LR, lge bright cab kit, 3 lge bedrms. Insulated. Oil heat. Spotless condition. Large lot, Mt. Tolmie area. Value here at only $8500
Ken Walters, EV 5-7820 eves.

OAKLANDS MODERN BUNGALOW

Lovely, 2-bedrm, stucco bungalow. LR 15x18 with FP, oak floors, lge cab elec kit with dining area, 4-pc Pembroke bathrm, utility rm. Oil heat. Close to bus and stores. Clean and compact. No steps. Real value here. Very good terms.
Full price only ... $8950
Dirk Okker, EV 5-9846 eves.

CLOSE IN NO STEPS

High location. Neat as a pin bungalow with lge LR, 2 good-size bedrms, new cab elec kit with dining space. Lge, level lot with many fruit trees, patio and barbecue.
Asking only ... $6500
Carl Phipps, EV 5-1707.

GO GET HIP MAN Dig This Crazy Wig

A real cool hipster's pad. You'll flip this poorboy scene. No drag. Six rooms and dive. Something else. Close in. $850 down and $65. This is no turn-on for creeps, squares put down.
ERIC A. MACFADYEN
Northwestern Securities of Victoria Ltd., EV 5-6741. 24-hr. service.

NEW
3 BEDROOMS ESQUIMALT SOUTH

Bsmt, dr-in garage, Oil-O-Matic, call Mr. Barloewen, res. EV 4-0623 $2,350 down, $74.22 mo. Please or EV 4-7128. D. Hawkes & Co.

WESTVIEW SUBDIVISION
Well-appointed, open-plan, 3-bedroom bungalow, 13x20 living room, dining area; American plan, mahogany kitchen; full basement with auto oil heat. Schools and bus close by, shopping centre and outdoor theatre. Carport and outside storage area. High location on corner lot. Full price $13,750, mortgage $8,800; payments, P.I.T., $70. Drive by and see it. By owner, 3700 Casey Drive. GR 9-4442.

$1250 DOWN
2 bedrooms, oil heat, Gorge, 900 sq. ft. plus carport, this home is in new condition but 3 years old. Modern oil range and oil furnace included. Asking price $10,250 with $1,250 down and $90 per month, including taxes. Call Leonard Thomas at EV 4-7128, after hours EV 3-5883. Douglas Hawkes & Co., 817A Fort Street.

SIDNEY REAL ESTATE
JAMES RAMSAY GR 5-2622

150 HOUSES FOR SALE

BYRON PRICE

1314 QUADRA STREET

$675.00 DOWN
Plus LOT
$10.50 Per Sq. Ft.
AND
ALL THESE EXTRAS INCLUDED:
Built-in mahogany china cabinet in dining room.
Extended vanity in bathroom.
Ribbon grain mahogany panelling in living room.
Full-down dining room light fixture.
Glass-lined hot-water tank with 3,000-watt element.
Metal overhead garage door.
Self-edged arborite on cabinets.
Utility room on the main floor.
100-amp wiring.
20-unit electric box.
The greatest buy in a 3-bedroom home. CALL NOW. You can even trade in your present home.

FULL SIZE NEW N.H.A. "BUILT BY VICKERY" $2750 DOWN

Be sure and see this beautiful new 3-bedroom home. Has vanity bath, full high basement, corner fireplace, drive-in garage, and is on sewer connection. Grade school 1½ blocks. JACK MACKAY EV 5-2458, Res. EV 2-9644.

CADBORO BAY

This lovely home near the Uplands Golf Course features extra large living room with raised hearth fireplace, dining room, 3 large bedrooms, a woman's kitchen, completed room in basement, 2-car garage, well landscaped. Wall-to-wall carpeting. This de luxe rancher is priced to sell at $24,500
Call A. Vizard or Bernard Shaw EV 5-2458 anytime.

GORGE

2 BR, large LR, sep DR. Full basement. Auto heating. Beautifully landscaped. Immediate occupancy. $11,450
Your down payment may handle.

ESQUIMALT

3 BR, ELEC Kitchen. Auto oil heating. SEP garage, FULLY insulated.
Taxes $78. ..... $7950

CEDAR HILL

NEW NHA 3-BR, FULL basement. 1,150 sq. ft.
Down payment $2750

FAIRFIELD

SIDE-BY-SIDE DUPLEX. Close to all conveniences. $21,500

DUPLEX

3-room suite up, 3-room suite down. Ideal for older couple looking for revenue. Lovely location, close to sea, schools, shopping and bus. 2-week occupancy.
Asking $8500
Your down payment may handle.
N. KRIENKE or M. DUFF
EV 5-2458

$400 DOWN NO GIMMICKS

Yes, that is the total down payment required for LOT and HOUSE. We can build you an NHA 3-bedroom home with full basement, oil furnace and drive-in garage, if you can pay $129 PM including taxes for a short period. Only 3 LARGE LOTS left in choice area. Phone EV 5-2458 for Sammy Paterson, EV 5-8592 or Gordon Marshall GR 9-2725.

STEWART CLARK & CO.

608 Broughton St. Phone EV 5-2481

OAK BAY
Spacious, well-planned, 5-room bungalow with all conveniences and no steps, colonial style, 10 yrs old, and most attractive, small neat garden. Garage with entrance from lane at rear. Easy terms. Clear title.

OAK BAY
Almost new, efficiently designed and beautifully finished, 3 bedrooms. Planned for extra bsmt rooms. Garden in. Among all new homes in the lovely Lansdowne Park subdivision.

NHA — NHA
$2,300 handles, close in, under construction. Don't be late on these.

GORDON HEAD
2½ acres under cultivation and four-room bung on Feltham Rd. Small orchard $7850
EV 5-2481; eves. Mr. Custance, EV 3-7930; Mr. Lukey, GR 7-2040, Mrs. Elliott.

HAULTAIN

$ BEDRMS — $800 DOWN
Their growing family has compelled the owners to find a larger home and they will be moving June 30. This gives you the chance to take over when your children finish their school year. This is a neat little home, nice garden, fenced lot, cement driveway and cement paths, full basement, economical self-feed coal furnace, oil range, family kitchen, living room, dining room and three bedrooms. Close to buses, schools and stores. FULL PRICE ... $7300
WITH ONLY $800 DOWN.
CALL ERIC A. MACFADYEN
Northwestern Securities of Victoria Ltd., EV 5-6741, 24-hr. telephone service.

BRAND NEW, 2 BEDROOMS, FULL basement, Oil-O-Matic. Bargain, $10,950. $2,500 down.
Cadboro Bay, modern, 3 bedrooms, Oil-O-Matic, 1.4 acres, $15,350.
Jones and Scott Agencies Ltd., ph. EV 3-3723.

OAK BAY — NEW — $9,750
4-room bungalow on quiet street, near sea, no steps, large carport, automatic oil heat, oak floors, fireplace, $1,500 down, $65 monthly. Owner builder. EV 2-4653.

PARTLY-BUILT, 3-BEDROOM, split level home, large treed lot. Asking $1,000 cash, and you take over payments at $35 per month, or $2,500 full price cash. Information, call EV 2-9456 anytime.

FOR SALE, BY OWNER—CLEAR title 4-bedroom home in Esquimalt. Home and grounds in excellent condition. Price, $8,000. Victoria Press Box 207.

ROCKLAND AVE.
Secluded. Magnificent sea view; exceptionally fine construction, 3 bedrooms. Owner. EV 5-3179.

FOR SALE—UPPER DUPLEX, 6 large rooms, full basement; older-type home, $7,600, $1,000 down. No agents. EV 5-8019.

SIDNEY, 2 BEDRMS, LIVING RM, kit, 3-pc bath, sun porch, garage; oil heat; fruit trees. Near shops, school. Taxes $37. $4,200. GR 7-3361.

2 YEARS OLD, 3-BEDROOM, FULL basement, rumpus room, automatic oil heat. Cash to mortgage. Price $10,900. Owner. GR 9-5105.

MODERN 6-ROOM HOME, OIL heat, 4½% N.H.A. mortgage. Price $11,900. 2744 Foul Bay Rd. Phone EV 4-5130.

BY OWNER — 217 MICHIGAN ST. Two bedrooms, utility, few steps, oil heat. 8 years old. Fruit trees. $8,500 cash or cash to mortgage. EV 5-2814.

OAK BAY, 3-BEDROOM HOME, 1-year-old. Vanity bathroom, patio. Many extra features. Phone EV 4-9820.

ATTENTION, VETERANS! 3-BEDroom VLA-approved home, Metchosin. Full bsmt, auto oil heat. 2½ acres. GR 8-2161.

FAIRFIELD, DE LUXE BUNGAlow, 2 yrs old, 3 bedrooms, $15,200. $4,700 down. No agents. EV 3-4538.

OLDER 4-ROOM HOME IN COLwood. Fireplace. GR 8-1791.

150 HOUSES FOR SALE

P. R. BROWN

& Sons Ltd. — Est. 1909
1112 Broad St. Phone EV 5-3435

STOP! READ THIS!
A Fireside Chat

. . . will be a daily pleasure when you own this lovely 3-bedroom home. Large, bright living room with fireplace; family-sized dining room; small den; open stairway leading to 3 spacious bedrooms on 2nd floor with 3-pc bath. Full cement basement with automatic gas heat. This home is in immaculate condition, inside and out. The grounds are a delight, with many shrubs, fruit trees and other plants offering a nice, secluded rear garden. It would indeed be a pleasure to show you this fine home, on the market for the first time. FULL PRICE $13,200
With excellent terms. For further information and appt to view please call A. Marion, EV 2-0697 or Ross Weber, EV 5-5433, or office EV 5-3435

GORGE WATER VIEW 6-RM BUNGALOW

Lovely 3-bedrm modern bungalow only 11 yrs old; unobstructed views from picture windows. LR, DR combined 28x15. Cove ceilings, FP thru hall plan, HW floors. Cab kit wired for elec range, also gas. Elec H water unit. Unfurnished rumpus rm with fireplace in bsmt; laundry tubs. Hot air oil heat. Attached garage. Excellent value, reduced for quick sale $3,500 will handle. Full asking price now ... $12,950
Call Mr. Houston now EV 5-3435, res. EV 5-6476.

NEW DE LUXE BUNGALOW

5 rms, 2 bedrms. Mahogany panelling in LR, cab elec kit with exhaust fan. FC bsmt, insulated and lined, with finished rumpus rm. Owner transferred and must sell. A truly fine home at full price of $11,836
Please phone Ross Weber, EV 5-5433 or A. Marion, EV 2-0697 or office, EV 5-3435.

ROCKLAND AVE.

Compact 2-bedrm home, walking distance to town. Stucco, drive-in garage; nice lot. Good value at full price of $9750
To view call Mr. Clements at EV 4-5457 or office EV 5-3435.

27 SAN JOSE $700 DOWN

Large older-type home. Could be rented as three units, oil heaters included. Potential revenue $120 per month. Must be sold. Full price $5900
Phone EV 5-3435 Ross Hartnell, or res. EV 2-9672.

VICTORIA WEST 412 RAYNOR AVE.

Comfortable little home of 4 rooms, no steps. Suitable for retired couple. Close to bus and shopping. Some terms.
FULL PRICE ... $4290
Please phone M. Millar for further particulars, EV 5-3435 or GR 7-1027.

THE ROYAL TRUST CO.

Uplands. Eight-room stucco, split level home with a view of the sea, ½ acre of lawns, shrubs and garden. Consisting of entrance hall with 2-pc powder room, den with fireplace, large living room, guest-size dining room on first level; two large bright bedrooms each with its own 4-pc bath on upper level. Servants quarters have hall, 2 bedrooms, 4-pc bath, have hall, 2 bedrooms, 4-pc bath; laundry room on lower level. Full basement with fireplace, 2-car separate garage. Oil hot-air heating. Price $40,000
A. E. Coles
THE ROYAL TRUST COMPANY
1205 Government St. EV 3-4126
evenings EV 2-8752.

Waterfrontage

Just off Beach Drive—and what a view! This 6-rm semi-stucco bung has lge entrance and thru hall, living rm is 20x27 with FP and picture windows overlooking lge patio, din. rm, 12x18, den or third bedrm 12x15, powder rm and 4-pce Pem bath, lge elec cab kit with nook. Lovely open stairway to 2 large bedrms plus 4-pce Pembroke bathrm. Has small lined office in basement. The heating is Oil-O-Matic HW. Double sep. garage. Lawns, etc. $29,500
Price with terms ...
To view phone Roy Gill, EV 4-9305, Res. EV 4-3310.

Financial Survey Ltd.

$600 DOWN REVENUE

This 6-room 2-storey home is located in the Fernwood district and consists of living room, bedroom, kitchen and bathroom down, with another living room, bedroom and kitchen upstairs. 2 kitchen stoves and circulating heater included. Upstairs rented to steady tenant at $45 month. $6950
Full price ...
Please call E. J. Butler, EV 4-7128 Eves EV 5-1232

Douglas Hawkes & Co., 817 Fort St.

PROSPECT LAKE

Well-built 6-room home on 1 acre of parklike lot, blacktop driveway, planters, patio, boat dock. A home to be proud of. Will trade for clear title home in the city up to $8,000 and some cash or half cash. Balance arranged.
Full price ... $12,900
For full particulars contact
J. De Man, EV 4-2402
H. A. HUMBER LTD.
620 View St. EV 2-9161

FOR SALE BY OWNER

3-Bedroom home, 4 years old, 1,375 sq. ft., with automatic oil heat, 4-piece bathroom, fireplace, attractive bright kitchen and trellissed patio. Close to schools, shops and transportation. Drive by 312 Kamloops Ave. Phone GR 9-2494. Full price $13,500 with 5% NHA mortgage, $74 per month, P.I.T.

WHITE SIDING 2 BR BUNGAlow. Treed seclusion, ½ block from bus. Oak floors, fireplace. Oil-O-Matic heat. Full price with terms.
$8,950
Call Jack Moore, EV 2-3646 or EV 5-8704
FRANK A. MARTIN AGENCIES LTD.
1114 Blanshard St.

DUPLEX
Good side-by-side duplex, 2 Pembroke bathrooms, separate meters, full basement. High Quadra area. Hurry on this one at only $8,900.
City Brokerage
EV 4-5022 and EV 4-5337

"ESQUIMALT" — 2-BEDRM HOME on large, fenced lot, high location, fruit trees. Oil range, like new, all for $6,950. $2,500 down, balance $65 per month. Less for cash. Phone EV 6-1250. No agents, please.

ALMOST READY FOR OCCUpancy — Superior construction, tastefully decorated; 3-bedroom NHA, close in; $2,500 handles. Call owner, EV 3-7930.

FOR SALE — 5-ROOM HOUSE ON 2 acres, good garden soil. Phone GR 8-3046 or GR 8-2217.

V.L.A. 2-YR-OLD 3-BEDROOM stucco home, 1.83 ac; 5-mile circle. Immediate possession. GR 7-2967.

NEW 2-BEDROOM, BASEMENT, automatic oil, $10,250. Terms. 4147 Morris, GR 9-1929.

150 HOUSES FOR SALE

HARRY FOSTER LTD.

Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

PANORAMIC VIEWS

Built of finest materials and having unsurpassed view of sea, this home is new and different. Built on sloping lot, allowing for full use of both ground floor and main floor, there are 2,200 sq ft of living space. The many unique features include 25'x17' LR with beautiful sandstone fireplace with raised hearth, copper tiled cab elec kitchen, silent switches, rumpus room with raised hearth Heatilator fireplace, covered patio. There are 4 bedrooms and 2 full bathrooms, plus powder room. Pollythene moistureproof basement floor. Sliding glass aluminum balcony doors, etc., etc. Perfect for one or two families. Full price $36,750
For appt to view call Mr. Yells at EV 3-5039, or Mr. Wright at GR 7-1659.

RETIRING?? CUTE N' COSY

DRIVE BY 596 BAXTER AVE. The finest buy in a 2½-year-old stucco bungalow with attached carport on the market today. Features excellent floor plan with kitchen on front of house. Lot is nicely fenced with fruit trees. In absolutely spotless condition inside and out.
FULL PRICE ONLY $9500
Drive by—to see over, call Herb Hodgson, EV 2-2101. Res. GR 9-2114.

NO STEPS FULL BASEMENT

Here's a BEAUTIFUL LITTLE RANCHER that is not one of the boxes built above the ground! It has a 19-FOOT LIVING ROOM with raised hearth fireplace, a dining room, 2 bedrooms, A natural-wood cabinet electric kitchen, A lined and painted basement, WILLIAMS OIL-O-MATIC HEAT. (Room for rumpus room), ½ ACRE, near Mount Douglas Park, bus and school. Seen by appointment.
PRICE ONLY $11,950
C. Vining, EV 2-2101, Res. GR 9-3786.

UNRIVALLED GORDON HEAD

This charming 2-year-old, 3 bedrm bungalow is located in the nicest section of an area rapidly becoming one of the finest, situated on a large, fully landscaped lot amongst $30,000 homes, it offers a spacious and most attractive floor plan that takes advantage of the excellent views and proves what careful planning and design can do towards comfort and livability. The many unique and expensive extras amongst this fine home a BETTER BUY. As little as $4,900 down and priced at only ... $17,500
An exclusive listing. Inspection by appointment only. Please call Pat Delaney, EV 2-2101, Res. EV 2-4956.

EXCELLENT RESIDENTIAL DISTRICT

A spacious modern, three-year-old bungalow in a choice established district. Close in. Large living room. Guest-size dining room. 5-star kitchen with nook. Three excellent bedrooms. Golden oak floors throughout. Vanity bathroom. Full cement high basement. Oil-O-Matic heating. Fully insulated. Drive-in garage. Landscaped lot. Price ... $16,500
L. Wright, GR 7-1659.

Here's Craftsmanship

This 6-room home is almost completed and ready for occupancy in about two weeks. Built by Master Italian Craftsmen, called in for finishing work on new Government House, it features many innovations not usually found in the price range: Terazzo steps—12x16 cement footings, built-in illuminated liqueur cabinets, extra kitchen cabinets with 2 Lazy Susans. Colored bathroom fixtures. Large vanity with gold splash Arborite.
If you desire a REALLY BETTER BUILT home in a new family district don't fail to see this. Priced at ... $15,900
For appointment to view please call Art Yells, Res. EV 3-5039, or Robert Mitchell, EV 3-4473, office EV 2-2101.

SOLID COMFORT 5 ROOMS OIL HEAT LOVELY GARDEN

One of those comfortable homes that seem to say "welcome" to you when you enter. Everything is in tip top condition and the grounds can be a gardener's delight. Wide through hall, large living room with oak floors, fireplace and built-in bookshelves, dinette, cabinet kitchen wired for range, 4-pce bathroom, 2 twin-size bedrooms. New Oil-O-Matic furnace in high basement, also an extra room. Drive-in garage. Too much for elderly owners to keep in present condition. Excellent terms can be arranged, make this a must see. Ph. STAN HINDE, EV 2-2101, Res. EV 2-5790.

MT TOLMIE NO STEPS

Spacious LR with smart fireplace and picture windows adjoining guest dining L, 2 twin BR, all-elec kit, main floor utility, lots of cupboards. Cement patio, lawns front and rear. Restful and peaceful. Package oil heating of course. Excellent value for ... $9995
Please call F. Campbell, EV 2-2101; Res., EV 4-5572.

GORGE NHA 5 ROOMS 2945 Dysart Rd.

YOUR OPPORTUNITY! BUY THIS VERY ATTRACTIVE 2-bedroom stucco bungalow with reasonable down payment and pay only $62.00 per month on the balance, payment includes 5½% interest and taxes. Just 4 years old, this lovely home is in a high location, on the bus line, and features L-shape living-dining rooms, spacious kitchen with dining area, 2 good bedrms; utility room, oil heating and attached carport and workshop. Loan may be assumed.
FULL PRICE $10,750
Exclusive with Herb Hodgson. Drive by to see over. Call EV 2-2101, res. GR 9-2114.

LANSDOWNE High Location Facing City

Attractive six-room ranch style stucco bungalow in this much sought after area. View living rm with fireplace. Separate dining rm. 5-star kitchen with utility. Three bedrooms. Rumpus room in full basement. Oil-O-Matic heat. Attached garage.
Price ... $24,000
L. Wright, EV 2-2101, Res. GR 7-1659 Or close offer.

ON THE WATER, IN NEW SUBdivision, 3 bedrooms, dining room, compact kitchen, lovely living room opens onto sundeck with beautiful view. Rumpus room. $14,950. Terms. GR 9-4956.

MODERN 3-BEDROOM HOME, close in, basement with fireplace and rough plumbing. Will take older home in trade, cash offer, 1st mortgage or agreement for sale. Equity $5,500. EV 2-1471.

OLDER-TYPE HOME, 3 BEDrooms, on outskirts of city. Has been neglected. Some work has been done including new wiring. $1,500 down at $5,500. Phone after 6 p.m., EV 3-2388.

150 HOUSES FOR SALE

TOWN & COUNTRY HOMES LTD.

851 Pandora Avenue EV 2-7276

Brand New, NHA

Six-room bungalow. Full basement, oil heat, drive-in garage. $2,100 down payment.
Full price ... $13,500
Contact Harold Ware, Office, EV 2-7276. Res., EV 2-1461

$1000 DOWN HI QUADRA

This offering is an older-type 2-bedroom home in immaculate condition. Situated at rear of beautiful view lot 100x160. At the price asked this is a real bargain at ... $5900
For full particulars please call Mr. Bingham, EV 2-7276 anytime or Mr. Sturgeon, EV 2-7276 anytime.

DRIVE BY 1047 BALMORAL Down $2150 Cash

This is good value at the price offered by our vendor. A clean, comfortable home. Three rooms and utility down with 2-piece toilet room plus two bright rooms up with 3-piece bathroom. Very nice condition and on well-kept lot. The full price we are authorized to accept is ... $6950
Monthly payments arranged between $20 and $70 per month. Some revenue possible here. Ph. EV 2-7276, ask for H. Forrest.

OAK BAY 3 BEDROOMS $9950

Situated near Jubilee Hospital and Our Lady of Lourdes Church, this home is an excellent property close to all conveniences. Lge LR with FP, elec or gas kitchen with dining area, 4-pce bath, no basement or steps. HW heating. One bedroom has entrance from garden and wash basin installed. Sep garage and nice garden. Good terms available at ... $9950
Mr. Bingham, EV 2-7276 anytime.

$9950 NEW

Home for you and yours! This sparkling bungalow features large LR with fireplace and tiled hearth. Spacious cabinet kitchen and dinette. Two bedrooms, four-piece bath, full high basement—all on level 60' lot with school within sight and bus two blocks. Slightly higher price with low down payment. Call Phil Simpson, EV 2-7276 or EV 5